

LANDMARK CREDIT UNION, as Servicer for  
FEDERAL HOME LOAN MORTGAGE CORPORATION,

Plaintiff,

v.

**NOTICE OF FORECLOSURE SALE**

Case No: 11-CV-03349

SCOTT M. WALKER,  
GMAC MORTGAGE, LLC d/b/a DITECH, and  
CITIBANK SOUTH DAKOTA, N.A.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 5, 2012, in the amount of \$148,239.15, the Sheriff will sell the described premises at public auction as follows:

DATE: October 8, 2012

TIME: 9:00 a.m.

PLACE: Lobby - Door No. 8 - Waukesha County Sheriff's Department  
515 W. Moreland Bd., Waukesha, Wisconsin

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

PROPERTY DESCRIPTION: All that part of the South 20 acres of the East ½ of the Northeast ¼ of Section 13, Town 5 North, Range 20 East, City of Muskego, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at a point in the East line of said Northeast ¼ Section, 487.50 feet North of the Southeast corner of said ¼ Section; thence North 0° 12' West along the East line of said ¼ Section 170.00 feet to a point in the North line of the South 20 acres; thence South 88° 35' West along the North line of the South 20 acres, 155.70 feet to a point in the centerline of North Cape Road; thence South 18° 20' West, 180.83 feet to a point; thence North 88° 31' East, 213.31 feet to the place of commencement.

PROPERTY ADDRESS: W124 S8220 North Cape Rd., Muskego

Dated: August 3, 2012.

Daniel J. Trawicki, Sheriff  
Waukesha County, Wisconsin

Daniel J. Trawicki

Mark C. Darnieder  
Attorney for Plaintiff  
Darnieder & Geraghty  
735 N. Water St., Suite 930  
Milwaukee, WI 53202

RECEIVED  
2012 AUG -6 AM 10:42  
WAUKESHA SHERIFF  
PROCESS DIVISION